



Order Filed on November 16,
2016 by Clerk, U.S. Bankruptcy
Court - District of New Jersey

UNITED STATES BANKRUPTCY COURT DISTRICT OF NEW JERSEY	
Caption in Compliance with D.N.J. LBR 9004-2(c) HELLRING LINDEMAN GOLDSTEIN & SIEGAL LLP Patricia A. Staiano, Esq. Attorneys for Benjamin A. Stanziale, Jr., Chapter 7 Trustee for Scott P. Cowan One Gateway Center Newark, New Jersey 07102-5323 973.621.9020	
In Re:	
SCOTT P. COWAN,	
	Debtor.

Case No. 16-14758 (SLM)

Chapter 7 Proceeding

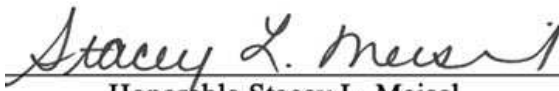
Honorable Stacey L. Meisel

Hearing Date: November 16, 2016
at 10:30 a.m.

**ORDER AUTHORIZING THE TRUSTEE TO PROCEED WITH
PRIVATE SALE OF PROPERTY AND FOR OTHER RELATED RELIEF**

The relief set forth on the following page numbered two (2) through three (3) is
hereby ORDERED.

DATED: November 16, 2016


Honorable Stacey L. Meisel
United States Bankruptcy Judge

Debtor: SCOTT P. COWAN
Case No.: 16-14758 (SLM)

ORDER AUTHORIZING THE TRUSTEE TO PROCEED WITH PRIVATE SALE OF
PROPERTY AND FOR OTHER RELATED RELIEF

THIS MATTER, being opened to the Court by Hellring Lindeman Goldstein & Siegal LLP, attorneys for Benjamin A. Stanziale, Jr., Chapter 7 Trustee (“Trustee”) for Scott P. Cowan (“Debtor”), on the Trustee’s Motion for entry of an Order authorizing the Trustee to proceed with the private sale of real property located at 48 Harold Lane, Manahawkin, New Jersey (the “Property”) and for other related relief; and notice of the Motion having been properly served; and the Court having read and considered all papers submitted in support of said motion and in opposition to said motion, if any; and the Court having heard argument of counsel, if any; and other good and sufficient cause being shown, it is hereby

ORDERED that:

1. The Trustee be, and hereby is, authorized to proceed with the private sale of the Property to William Bresley and Christine Bresley in accordance with the Amended Order Authorizing Private Sale Free and Clear of Liens and Encumbrances and Waiving Fourteen-Day Stay, dated October 31, 2016 (the “Sale Order”), originally entered in favor of the Debtor as a Chapter 11 debtor-in-possession.
2. The Trustee be, and hereby is, authorized to pay at closing the 6% real estate commission due to the selling broker, The Van Dyke Group.
3. The Trustee be and hereby is, authorized and empowered to sign all documents necessary and appropriate to transfer the Property, including, but not limited to, contracts, deeds, affidavits, certifications and Closing Disclosures on behalf of the co-owner of the Property and this bankruptcy estate.

Debtor: SCOTT P. COWAN
Case No.: 16-14758 (SLM)

ORDER AUTHORIZING THE TRUSTEE TO PROCEED WITH PRIVATE SALE OF
PROPERTY AND FOR OTHER RELATED RELIEF

4. The Trustee be, and hereby is, authorized to pay one half of the net proceeds from the sale of the Property to the Debtor's wife, Suzanne Cowan, in exchange for her interest in the Property.

Certificate of Notice Page 4 of 4
 United States Bankruptcy Court
 District of New Jersey

In re:
 Scott P. Cowan
 Debtor

Case No. 16-14758-SLM
 Chapter 7

CERTIFICATE OF NOTICE

District/off: 0312-2

User: admin
 Form ID: pdf903

Page 1 of 1
 Total Noticed: 2

Date Rcvd: Nov 16, 2016

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Nov 18, 2016.

db Scott P. Cowan, 35 Demarest St., Demarest, NJ 07627
 aty +Scura, Wigfield, Heyer & Stevens, LLP, 1599 Hamburg Turnpike, POB 2031,
 Wayne, NJ 07474-2031

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
 NONE. TOTAL: 0

***** BYPASSED RECIPIENTS *****

NONE. TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.
 USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Nov 18, 2016

Signature: /s/Joseph Speetjens

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on November 16, 2016 at the address(es) listed below:

Benjamin A. Stanziale, Jr. on behalf of Trustee Benjamin A. Stanziale, Jr.
 trustee@stanzialelaw.com, nj45@ecfcbis.com
 Benjamin A. Stanziale, Jr. trustee@stanzialelaw.com, nj45@ecfcbis.com
 Benjamin A. Stanziale, Jr. on behalf of U.S. Trustee United States Trustee
 trustee@stanzialelaw.com, nj45@ecfcbis.com
 Brian Gregory Hannon on behalf of Creditor Susan A. Cowan bhannon@norgaardfirm.com,
 sferreira@norgaardfirm.com;crose@norgaardfirm.com;l84grandno@gmail.com
 Daniel E. Straffi on behalf of Creditor George Gwin dstraflil@comcast.net,
 G25938@notify.cincompass.com
 Daniel E. Straffi on behalf of Creditor Joanne Gwin dstraflil@comcast.net,
 G25938@notify.cincompass.com
 David E. Sklar on behalf of Defendant Scott P. Cowan dsklar@scuramealey.com,
 ecfbkfilings@scuramealey.com;cbalala@scuramealey.com;ascolavino@scuramealey.com
 David L. Stevens on behalf of Debtor Scott P. Cowan dstevens@scuramealey.com,
 cbalala@scuramealey.com;ecfbkfilings@scuramealey.com;dsklar@scuramealey.com;ascolavino@scuramealey.com
 Denise E. Carlson on behalf of Creditor M&T BANK dcarlon@kmlawgroup.com,
 bkgroup@kmlawgroup.com
 Erin Marie Greene on behalf of Plaintiff Division of Consumer Affairs
 erin.greene@lps.state.nj.us
 Jeanette F. Frankenberg on behalf of Creditor Cenlar FSB as servicing agent for Lakeview Loan
 Servicing, LLC cmecf@sternlav.com
 Jerrold S. Kulback on behalf of Creditor Fulton Bank of New Jersey jkulback@archerlaw.com,
 mfriedman@archerlaw.com
 John R. Morton, Jr. on behalf of Creditor Ford Motor Credit Company, LLC
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 sferreira@norgaardfirm.com;crose@norgaardfirm.com;l84grandno@gmail.com
 Mark J. Molz on behalf of Creditor Mark J. Molz molzlaw@aol.com
 Patricia A. Staiano on behalf of Trustee Benjamin A. Stanziale, Jr. pstaiano@hlgsllaw.com,
 pstaiano@hlgsllaw.com
 Travis L. Kreiser on behalf of Creditor Shore Fasteners & Supply Inc.
 travis.kreiser@verizon.net
 United States Trustee USTPRegion03.NE.ECF@usdoj.gov

TOTAL: 18